

19/01/2006
VC37**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO1****WANGARATTA CENTRAL ACTIVITIES AREA****1.0**21/09/2006
C26(Part 1)**Design objectives**

- Ensure new buildings are constructed to a scale compatible with recommendations of the *Wangaratta Urban Design Framework, August 2002*.
- Integrate development with planned improvements in the public domain, including a public square, enhanced pedestrian/bicycle routes and an active river frontage.
- Provide effective pedestrian links between businesses, services and facilities.
- Capitalise on views across the Ovens River, King River, parks, public squares and public open space.
- Encourage activated edges to buildings that are situated along open space areas, public squares and pedestrian linkages.
- Ensure that buildings are constructed to a high standard with a strong emphasis on environmental sustainability and sensitivity.
- Achieve development that is accessible, safe and functional, including access for people with disabilities.
- Ensure that buildings and open spaces are designed to enable good solar access.
- Ensure that development contributes to activity, vitality, and a relaxed, comfortable year round atmosphere.
- Encourage active street frontages and pedestrian generating activities throughout the area.

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C26(Part 1)**Buildings and works**

New development must:

- Provide distinctive pedestrian/bicycle access and connections to existing pedestrian and bicycle paths in the public domain.
- Provide windows, decks, platforms, seating areas and/or viewing areas that provide viewing opportunities across the Ovens River, King River, parks, public squares and public open space when possible
- Provide active edges to buildings that are situated along open space areas, public squares and pedestrian linkages.
- Provide landscaping that:
 - Integrates development with adjoining properties and provides an attractive environment that contributes to a relaxed, comfortable year round atmosphere.
 - Focuses on the retention of existing local native vegetation and re-planting with species of a complementary nature.
 - Capitalises on views across the Ovens River, King River, parks, public squares and public open space, where appropriate.
- Enable high levels of accessibility, including access for people with a disability.

- Create visual interest and enhance neighbourhood character by providing articulated building facades and highlighted building entries.
- Not exceed the heights, above natural ground level, listed in the following table (excluding elements such as tower features, aerials or other conventional roof-top fixtures):

<i>Precinct</i>	<i>Location</i>	<i>Development Type</i>	<i>Maximum Height</i>
3 – New Use	Western side of Mackay Street	Aged care accommodation	Single storey, 4.5 metres
	Proposed east-west road between Norton Street and Ovens Street	Mixed use development to corner sites Residential (terrace style housing)	Double storey, 8.0 metres
4 – King George V Gardens and Sydney Beach	Eastern end, northern side of Templeton Street	Tourism accommodation	Double storey, 8.0 metres
	Northern side of Templeton Street	Residential (apartments)	Three stories, 12 metres
5 – Victoria Parade	South-eastern corner of Ovens Street and Faithfull Street	Mixed use	Double storey, 8.0 metres
	South-western corner of Faithfull Street and Victoria Parade	Mixed use	Double storey, 8.0 metres
	North-western side of Victoria Parade	Residential (medium density) and Mixed use	Three stories, 12 metres
6 – Chisholm Street	South-western corner of Faithfull Street and Chisholm Street	Mixed use	Double storey, 8.0 metres
	North-western side of Chisholm Street, both sides of Reid Street intersection	Mixed use (retail below, accommodation above)	Double storey, 8.0 metres
	South-eastern side of Chisholm Street, central sites	Residential	Double storey, 8.0 metres
7 – Southern Gateway & Merriwa Park	Southern side of Ely Street	Residential (apartments) and Tourism accommodation	Three stories, 12 metres
	Southern side of Ely Street	Residential (apartments) and Tourism accommodation	Three stories, 12 metres

Have a strong emphasis on environmental sustainability by:

- Considering the *Building Energy Brief for Commercial & Public Buildings* during the design and building process to achieve best practice energy conservation and use of renewable energy sources,.
- Ensuring that once the building is operational, it satisfies best practice in terms of energy efficiency, by adhering to an on-going energy management plan prepared to the satisfaction of Council.
- Ensuring that open space (except pedestrian links between buildings) enable good solar access with not more than 40% of the open space in shadow at any time during winter solstice.

- Incorporating water harvesting, use of harvested water, and water efficiency measures.
- Incorporating materials that:
 - Are from renewable sources.
 - Are recycled and recyclable.
 - Do not emit volatile organic compounds (are non-toxic).
 - Minimising waste through preparing and implementing a waste reduction plan for the design, construction and on-going operation of the building.

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21/09/2006
C26(Part 1)

Decision guidelines

Before deciding on a permit application, Council must consider the:

- *Building Energy Brief for Commercial & Public Buildings*, Sustainable Energy Authority, May 2001.
- *Master Plan and Structure Plan for the Ovens River/Faithfull Street Precinct*, MacroPlan Cox, 2001.
- *Wangaratta Urban Design Framework*, Cox Sanderson Ness Architects, Macroplan, EnviroPlan and Wilde & Woollard, August 2002.